071.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	852,900 / 852,900
					USE VALUE:	852,900 / 852,900
					ASSESSED:	852,900 / 852,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WU KUN-TA
Owner 2:	CHIU MIN-WAN
Owner 3:	
Street 1:	113 ADAMS ST
Street 2:	
Twn/City:	WESTBOROUGH
St/Prov:	MA Cntry: Own Occ: N
Postal:	01581 Type:

PREVIOUS OWNER

Owner 1:	WU KUN-TA -
Owner 2:	-
Street 1:	15 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,135 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Clapboard Exterior and 1389 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9135.000	367,100		485,800	852,900
Total Card	0.210	367,100		485,800	852,900
Total Parcel	0.210	367,100		485,800	852,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 614.04 | /Parcel: 614.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	45212
GIS Ref	
GIS Ref	
Insp Date	11/01/18

!6039!

PREVIOUS ASSESSMENT

Parcel ID: 071.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	367,100	0	9,135.	485,800	852,900	852,900	Year End Roll	12/18/2019
2019	101	FV	341,000	0	9,135.	485,800	826,800	826,800	Year End Roll	1/3/2019
2018	101	FV	341,000	0	9,135.	416,400	757,400	757,400	Year End Roll	12/20/2017
2017	101	FV	341,000	0	9,135.	388,700	729,700	729,700	Year End Roll	1/3/2017
2016	101	FV	341,000	0	9,135.	333,100	674,100	674,100	Year End	1/4/2016
2015	101	FV	333,800	0	9,135.	298,400	632,200	632,200	Year End Roll	12/11/2014
2014	101	FV	268,500	0	9,135.	276,200	544,700	544,700	Year End Roll	12/16/2013
2013	101	FV	268,500	0	9,135.	263,400	531,900	531,900		12/13/2012

PRINT

Date	Time
12/10/20	20:51:18

LAST REV

Date	Time
10/10/19	11:20:05
apro	
6039	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WU KUN-TA,	1511-86		7/13/2017	Convenience	1	No	No		
DEVITO JAMES A-	1453-45		5/27/2014		700,000	No	No		
LORING ANNE N	1099-144		8/13/1992		178,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/1994	151		20,000					20X28 ADDITION
11/24/1993	586		3,500					FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Inspected	CC	Chris C
10/20/2018	MEAS&NOTICE	BS	Barbara S
5/27/2009	Measured	189	PATRIOT
4/20/2000	Entry Denied	243	PATRIOT
11/2/1999	Mailer Sent		
10/12/1999	Measured	267	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45212
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9135		Sq. Ft.	Site		0	70.	0.76	4									485,835						485,800	

Total AC/HA:	0.20971	Total SF/SM:	9135	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	485,835	Spl Credit		Total:	485,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	127.920
Other Features:	88488
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	384796
Depreciation:	17701
Depreciated Total:	367095

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

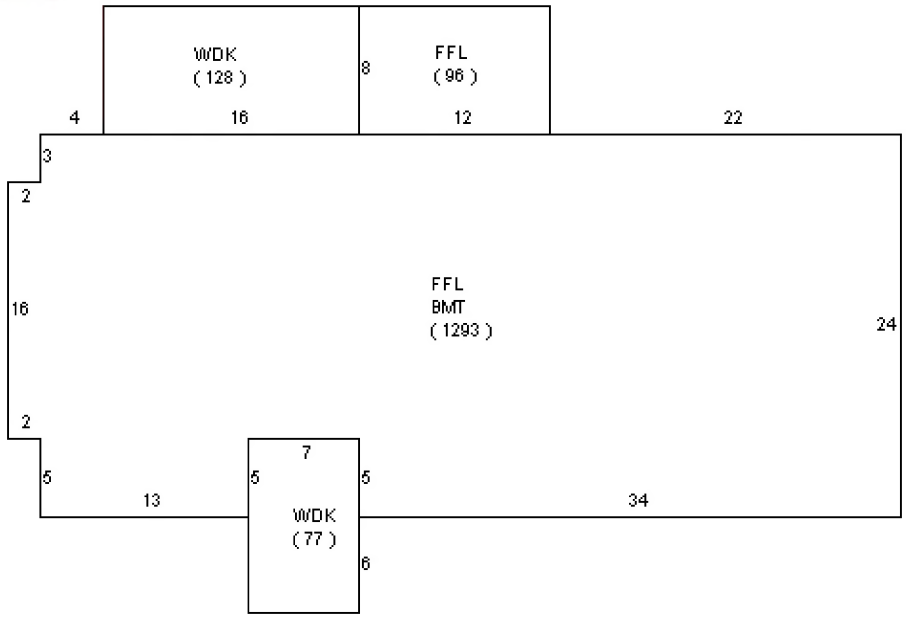
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.78
Special Features:	0	Val/Su Net:	127.16
Final Total:	367100	Val/Su SzAd	264.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,389	127.920	177,681
BMT	Basement	1,293	38.380	49,620
WDK	Deck	205	10.850	2,224

Net Sketched Area:	2,887			Total:	229,525
Size Ad	1389	Gross Are	2887	FinArea	1389

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

071.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	